

A G E N D A

**Committee of the Whole
South Stormont Town Hall
Monday, April 4, 2016
9:00 A.M. – 12 Noon**

Call to Order

Confirmation of Agenda

Disclosure of Pecuniary Interest

Approval of Minutes

- March 7, 2016

Delegations

- Water Rate Study – Watson and Associates

Staff Reports

- Part Lot Control: Chase Meadows
- St. Andrews West Community Centre Presentation

Discussion of Additional Items

- Request for Letter of Support

Unfinished Business

- Review of 2016 Budget

Closed Meeting

Adjournment by Resolution

TOWNSHIP OF SOUTH STORMONT
COMMITTEE OF THE WHOLE MINUTES
March 7, 2016

A meeting of the Committee of the Whole of the Township of South Stormont was held at Town Hall at 9:00 AM, March 7, 2016.

Present

Council: Mayor Jim Bancroft
Deputy Mayor Tammy Hart
Councillors Donna Primeau, David Smith, and Richard Waldroff
Staff: Betty de Haan, Chief Administrative Officer
Ross Gellately, Director of Public Works
Peter Young, Director of Planning/EDO

1. Call to Order
2. Confirmation of Agenda
3. Disclosure of Pecuniary Interest
4. Approval of Minutes

Resolution No. COTW-17-2016

Moved by Councillor Smith
Seconded by Councillor Waldroff

That the Committee of the Whole minutes dated February 29, 2016 be adopted as circulated.

CARRIED

5. Delegations
6. Staff Reports

St. George's School (Surplus)

Director of Planning Young provided an overview of the suggested recommendation. An Action Request will be brought to the March 23, 2016 regular meeting where Council will have the opportunity to formally vote on the action.

7. Discussion of Additional Items
8. Unfinished Business

9. Closed Meeting

Resolution No. COTW-18-2016

Moved by Councillor Primeau
Seconded by Deputy Mayor Hart

Be it resolved that this Council, as provided in Section 239 (2) of the *Municipal Act*, 2001 move into a Committee of the Whole closed meeting at 9:11 AM to address a matter pertaining to: personal matters about an identifiable individual, including municipal or local board employees; Specifically: Municipal Employees and a proposed or pending acquisition or disposition of land by the municipality or local board; Specifically: Development Proposal(s).
CARRIED

Resolution No. COTW-19-2016

Moved by Councillor Smith
Seconded by Councillor Primeau

That Council move out of this Committee of the Whole closed meeting at 12:17 PM.
CARRIED

10. Unfinished Business

Council reviewed upcoming meeting dates.

11. Adjournment

Resolution No. COTW-20-2016

Moved by Councillor Waldroff
Seconded by Deputy Mayor Hart

That Council adjourn this Committee of the Whole meeting at 12:23 PM, and return to the call of the chair.
CARRIED


Mayor

Clerk

**Township of
South Stormont**


**Water and Wastewater Rate Study
Findings Presentation**

April 4, 2016




Introduction

- Watson & Associates Economists Ltd (Watson) was retained by the Township of South Stormont (Township) to undertake a water and wastewater rate study to:
 - Review the costs of service and full cost recovery pricing for sustainable operations and maintenance,
 - Provide rate structure alternatives to recover the full costs of service,
 - Measure the impacts of the rate structure alternatives on the Township's fiscal position and ratepayers, and
 - Present the final report and recommended 2017 rates to ratepayers in a public meeting of Council



Current Water and Wastewater Systems

- Township maintains 3 water systems and 2 wastewater systems comprising both metered and non-metered customers
- Water customers on the Long Sault/Ingleside and St. Andrews/Eamers Corners systems are metered
 - Charged a consumptive rate per m³ water consumption
 - Minimum bill charged based on 154 m³ water consumption
- Water customers in Newington are unmetered
 - Charged a flat rate per quarter

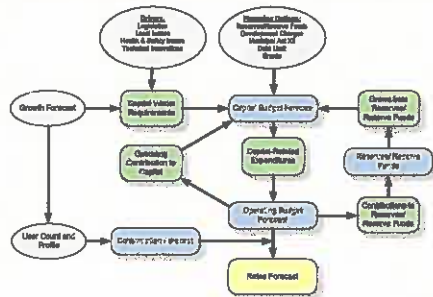


Current Water and Wastewater Systems (Cont'd)

- ❑ Wastewater customers are charged a bill based on metered water consumption
 - Minimum bill applies based on 154 m³ water consumption
- ❑ Property in Long Sault and Ingleside currently charged a sewer area tax levy to contribute to the capital replacement of wastewater infrastructure
- ❑ Water customers and vacant properties within the water serviced areas are not charged a tax levy for capital infrastructure replacement



Study Methodology



Water and Wastewater Customer Growth (2016-2025)

- ❑ Growth forecast based on 2011-2015 average customer growth

Water and Wastewater System	Connection Growth 2011-2015 Average	Total System Connections*											Growth	
		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025			
Long Sault/Ingleside Water System														
Residential	67	1,419	1,481	1,484	1,478	1,468	1,478	1,477	1,477	1,477	1,477	1,477	1,477	1,477
Commercial	3	21	20	22	23	24	25	26	27	28	29	30	31	32
Rock base	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Common Core - St. Andrew Well Water System														
Residential	8	652	673	688	698	704	708	712	716	720	724	728	732	736
Commercial	17	17	17	17	17	17	17	17	17	17	17	17	17	17
Ingleside Water System														
Residential	87	87	87	87	87	87	87	87	87	87	87	87	87	87
Commercial	4	4	4	4	4	4	4	4	4	4	4	4	4	4
Long Sault Water System														
Residential	17	72	74	76	78	79	80	81	82	83	84	85	86	87
Commercial	1	22	23	24	25	26	27	28	29	30	31	32	33	34
Ingleside Sewer System														
Residential	7	311	308	305	303	301	299	297	295	293	291	289	287	285
Commercial	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Rock base	1	1	1	1	1	1	1	1	1	1	1	1	1	1

*New connections forecast to occur at same rate as supplemented during 2011-2015 period



Water Demand Forecast (2016-2025)

Water demand forecast based on anticipated customer growth and 2010-2014 average water customer consumption levels

Water and Wastewater - Expenses	Water (Gals. water/acreage/1000 sq ft)	Days (per year/1000 sq ft)															
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
Long Sault Sewerage WTP Upgrade	378	580,000	580,000	580,000	580,000	580,000	580,000	580,000	580,000	580,000	580,000	580,000	580,000	580,000	580,000	580,000	580,000
Ingleside WTP	505	505,000	505,000	505,000	505,000	505,000	505,000	505,000	505,000	505,000	505,000	505,000	505,000	505,000	505,000	505,000	505,000
Long Sault WTP	405	405,000	405,000	405,000	405,000	405,000	405,000	405,000	405,000	405,000	405,000	405,000	405,000	405,000	405,000	405,000	405,000
Water System	890	890,000	890,000	890,000	890,000	890,000	890,000	890,000	890,000	890,000	890,000	890,000	890,000	890,000	890,000	890,000	890,000
Wastewater	900	900,000	900,000	900,000	900,000	900,000	900,000	900,000	900,000	900,000	900,000	900,000	900,000	900,000	900,000	900,000	900,000

1. Average water consumption per acre is based on 2010-2014 average water consumption levels.
 2. Wastewater flows are assumed to be equal to water consumption per acre.
 3. Daily water consumption and wastewater flow forecast to provide context.
 4. Watson Engineering

Capital Needs Forecast (2016-2025)

Capital Needs Forecast based on

- Township's Asset Management Plan (AMP) capital needs forecast (2014-2023).
- Provision for Ingleside wastewater capacity to meet forecast demands (\$126,000 for I&I works added in 2024-2025, based on Ingleside WWTP replacement costs/residential unit), and
- Lifecycle capital needs based on asset inventory and asset condition/age

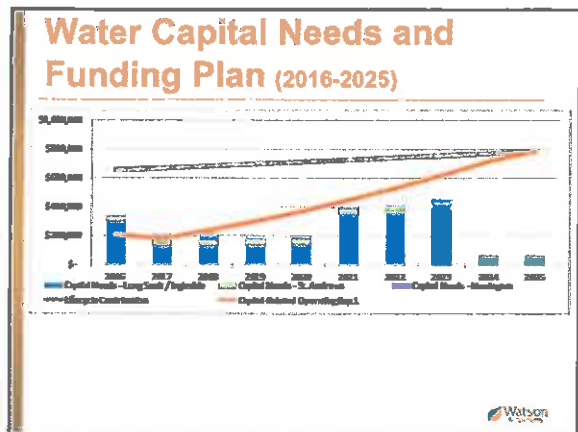
7 Watson Engineering

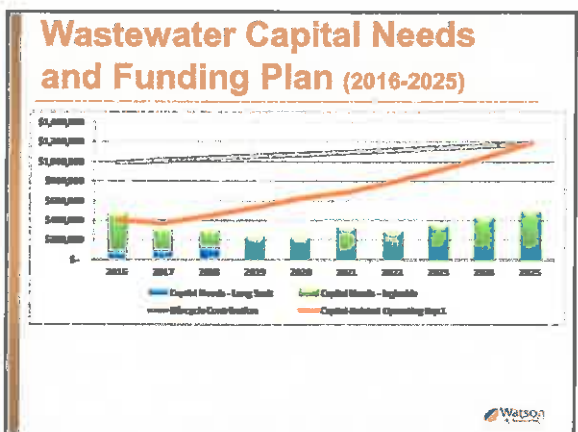
Capital Needs Forecast (2016-2025)

Comparison of Township's AMP, inventory requirements and lifecycle needs over 2016-2025

Area	Average Annual Capital Needs (\$)		
	2016-2025 Capital Plan	Scheduled Asset Replacement	Annual Lifecycle Replacement
Water			
Eastern Columbia/Andrus	36,000	17,000	60,000
Long Sault/Ingleside	210,000	100,000	544,000
Newbyton	22,000	20,000	32,000
Water Total	276,000	157,000	636,000
Wastewater			
Ingleside	206,000	1,010,000	691,000
Long Sault	89,000	668,000	375,000
Wastewater Total	295,000	1,678,000	1,066,000
Total	571,000	1,835,000	1,702,000

Wastewater "scheduled asset replacement" needs driven by Long Sault and Ingleside Sewage Treatment Plants
 Watson Engineering





Water and Wastewater Capital Funding Plan (2016-2025)

Capital funding plan assumes:

- Capital needs can be funded through projected rate revenues and reserves (i.e. minimal debt, \$15,900 for Newington in 2016)
- Kraft Heinz wastewater flows of \$749,000, based on 3-year average
- Reserve fund balances would increase from \$5 million currently to \$9.5 million by the end of the forecast period (i.e. 2025)

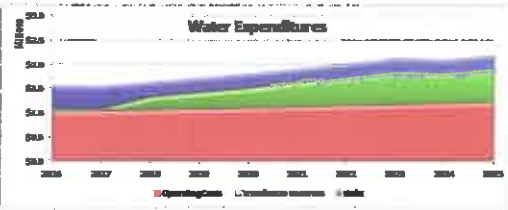
The Watson logo is visible in the bottom right corner.

Operating Budget Forecast (2016-2025)

- Water and Wastewater Operating Budget Forecast based on two components.
 - Operating expenditures (i.e. 2015 Operating Budget base, plus inflation)
 - Water - \$986,000 (2015) to \$1.2 million (2025)
 - Wastewater - \$1.5 million (2015) to \$1.8 million (2025)
 - Capital-related expenditures (based on capital funding plan)
 - Water - \$98,000 (2015) to \$786,000 (2025)
 - Wastewater - \$127,000 (2015) to \$1.1 million (2025)



Annual Water Operating Expenditures (2016-2025)



□ Existing system debt is offset by annual capital levy payments



Annual Wastewater Operating Expenditures (2016-2025)



Water and Wastewater Rate Structure Options

- Multiple rate structure alternatives prepared for Council's consideration, including:
 1. Maintaining current rate structure based on individual system requirements
 2. Imposing a uniform consumptive rate (\$/m³) for all water and wastewater customers (with a flat rate calculated for non-metered customers)
 3. Imposing a uniform rate structure with a consumptive rate and a monthly base charge (with base charge designed to recover annual capital-related expenditures and provide greater revenue certainty for fixed costs)



Water Rate Projections (Alternative 1 - Current Rate Structure)

Description	Water Rate Summary Area Specific Rates									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Consumptive Rates (\$/m³)										
Residential	\$0.820	\$0.873	\$0.919	\$0.966	\$1.013	\$1.073	\$1.130	\$1.180	\$1.250	\$1.310
Non-residential	\$0.820	\$0.873	\$0.919	\$0.966	\$1.013	\$1.073	\$1.130	\$1.180	\$1.250	\$1.310
Large Industrial (>1,000 m ³)	\$0.820	\$0.807	\$0.774	\$0.773	\$0.814	\$0.847	\$0.867	\$0.863	\$1.301	\$1.254
% Increase	0.0%	6.2%	5.2%	5.2%	4.2%	6.2%	2.9%	0.2%	40.3%	3.2%
Base Rates (Monthly, \$/customer)										
Residential	\$1.091	\$1,288	\$1,303	\$1,416	\$1,504	\$1,686	\$1,691	\$1,792	\$1,900	\$2,014
Non-residential	\$1,101	\$1,283	\$1,304	\$1,416	\$1,504	\$1,586	\$1,581	\$1,782	\$1,800	\$2,014
% Increase	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Flat Rates (Monthly, \$/customer)										
Residential	\$40.67	\$20.81	\$40.64	\$100.75	\$100.75	\$100.75	\$100.75	\$100.75	\$100.75	\$100.75
Non-residential	\$08.35	\$00.91	\$120.05	\$100.15	\$100.15	\$100.15	\$100.15	\$100.15	\$100.15	\$100.15
% Increase	1.0%	33.7%	33.7%	33.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%



Wastewater Rate Projections (Alternative 1 - Current Rate Structure)

Description	Wastewater Rate Summary Area Specific Rates									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Consumptive Rates (\$/m³)										
Residential	\$1.685	\$2.036	\$2.222	\$2.438	\$2.677	\$2.889	\$3.165	\$3.442	\$3.767	\$4.100
Non-residential	\$1.685	\$2.036	\$2.222	\$2.438	\$2.677	\$2.889	\$3.165	\$3.442	\$3.767	\$4.100
Large Industrial (>1,000 m ³)	\$1.490	\$1.629	\$1.775	\$1.937	\$2.116	\$2.320	\$2.610	\$2.760	\$3.001	\$3.277
% Increase	0.0%	11.3%	8.7%	8.7%	8.1%	8.1%	8.1%	6.1%	8.1%	8.1%
Base Rates (Monthly, \$/customer)										
Residential	\$1,855	\$2,090	\$2,541	\$2,654	\$2,040	\$2,244	\$2,861	\$4.06	\$4,883	\$5,191
Non-residential	\$1,855	\$2,090	\$2,541	\$2,654	\$2,240	\$2,294	\$3,081	\$4,130	\$4,633	\$5,191
Large Industrial (>1,000 m ³)	\$1,400	\$1,670	\$1,971	\$2,090	\$2,240	\$2,421	\$2,048	\$2,204	\$2,700	\$4,160
% Increase	0.0%	19.3%	18.0%	17.9%	12.0%	10.0%	10.0%	12.0%	12.0%	12.0%



Water & Wastewater Rate Projections (Alternative 2 - Uniform Consumptive Rate Structure)

Water Rate Summary
Uniform Rates

Description	2017	2018	2019	2020	2021	2022	2023	2024	2025
Consumptive Rates (liters)									
Residential	\$0.840	\$1.000	\$1.273	\$1.142	\$1.214	\$1.262	\$1.374	\$1.481	\$1.477
Non-residential	\$0.840	\$1.000	\$1.273	\$1.142	\$1.214	\$1.262	\$1.374	\$1.481	\$1.477
Large Industrial (>0.029 m³)	\$0.704	\$0.746	\$0.767	\$0.847	\$0.901	\$0.800	\$1.020	\$1.084	\$1.181
% Increase		0.4%	0.4%	0.4%	0.4%	0.4%	0.4%	0.4%	1.1%
Flat Rates - Nonconsumptive (liters)									
Residential	\$2.85	\$2.34	\$2.80	\$3.41	\$2.69	\$2.86	\$3.78	\$3.85	\$3.47
Non-residential	\$7.51	\$2.53	\$2.20	\$3.18	\$2.52	\$2.54	\$3.85	\$4.27	\$4.83
% Increase		0.4%	0.4%	0.4%	0.4%	0.4%	0.4%	0.4%	1.3%

Wastewater Rate Summary
Uniform Rates

Description	2017	2018	2019	2020	2021	2022	2023	2024	2025
Water Rates (liters)									
Residential	\$3.487	\$2.889	\$2.888	\$3.124	\$3.305	\$3.957	\$3.856	\$4.295	\$4.811
Non-residential	\$2.487	\$2.889	\$2.888	\$3.124	\$3.305	\$3.957	\$3.856	\$4.295	\$4.811
Large Industrial (>0.029 m³)	\$1.397	\$0.153	\$2.335	\$2.487	\$2.703	\$2.823	\$3.162	\$3.271	\$2.911
% Increase		0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%

Watson

Water Rate Projections (Alternative 3 - Uniform Rate Structure with Base Charge)

Water Rate Summary
Uniform Rates - With Base Charge (50%)

Description	2017	2018	2019	2020	2021	2022	2023	2024	2025
Consumptive Rates (liters)									
Residential	\$0.713	\$2.730	\$0.511	\$0.894	\$0.821	\$0.885	\$1.047	\$1.118	\$1.100
Non-residential	\$0.713	\$0.730	\$0.811	\$0.894	\$0.821	\$0.885	\$1.047	\$1.118	\$1.100
Large Industrial (>0.029 m³)	\$0.670	\$0.608	\$0.648	\$0.691	\$0.738	\$0.786	\$0.837	\$0.882	\$0.881
% Increase		0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%
Base Charge (liters)									
Residential (60" or 3/4" meter)	\$7.25	\$7.62	\$7.80	\$8.02	\$8.40	\$8.71	\$9.04	\$9.38	\$9.74
3/4" Other Residential									
60"	\$7.25	\$7.62	\$7.80	\$8.02	\$8.40	\$8.71	\$9.04	\$9.38	\$9.74
3/4"	\$7.25	\$7.62	\$7.80	\$8.02	\$8.40	\$8.71	\$9.04	\$9.38	\$9.74
1"	\$10.74	\$10.92	\$10.82	\$11.28	\$11.78	\$12.30	\$12.84	\$13.41	\$13.83
1 1/2"	\$18.04	\$18.63	\$18.04	\$18.67	\$19.42	\$19.89	\$19.28	\$19.89	\$17.82
2"	\$21.01	\$21.80	\$22.62	\$23.47	\$24.38	\$25.37	\$26.52	\$27.21	\$28.29
3"	\$29.73	\$32.40	\$35.51	\$39.03	\$42.35	\$46.38	\$49.87	\$53.21	\$57.00
4" (4000) (70 inch)	\$218.11	\$218.01	\$228.32	\$234.71	\$249.83	\$259.72	\$271.23	\$279.10	\$283.34
% Increase		1.8%	1.8%	1.8%	1.8%	1.8%	1.8%	1.8%	1.8%
Flat Rates - Nonconsumptive (liters)									
Residential	\$21.58	\$23.34	\$24.58	\$26.41	\$28.00	\$29.83	\$31.75	\$33.80	\$34.17
Non-residential	\$27.55	\$26.33	\$21.20	\$23.15	\$25.20	\$27.34	\$29.55	\$32.17	\$34.95
% Increase		0.4%	0.4%	0.4%	0.4%	0.4%	0.4%	0.4%	1.1%

Watson

Wastewater Rate Projections (Alternative 3 - Uniform Rate Structure with Base Charge)

Wastewater Rate Summary
Uniform Rates With Base Charge (50%)

Description	2017	2018	2019	2020	2021	2022	2023	2024	2025
Base Rates (liters)									
Residential	\$2.008	\$2.127	\$2.288	\$2.390	\$2.539	\$2.685	\$2.847	\$3.018	\$3.100
Non-residential	\$2.008	\$2.127	\$2.288	\$2.390	\$2.539	\$2.685	\$2.847	\$3.018	\$3.100
Large Industrial (>0.029 m³)	\$2.808	\$2.894	\$3.183	\$2.347	\$2.543	\$2.755	\$3.081	\$3.420	\$2.667
% Increase		0.8%	0.8%	0.2%	0.7%	0.7%	0.7%	0.7%	0.8%
Base Charge (liters)									
Residential (60" or 3/4" meter)	\$7.20	\$8.85	\$10.15	\$12.05	\$14.30	\$16.84	\$20.18	\$23.84	\$28.42
3/4" Other Residential									
60"	\$7.20	\$8.85	\$10.15	\$12.05	\$14.30	\$16.84	\$20.18	\$23.84	\$28.42
3/4"	\$7.20	\$8.40	\$11.10	\$13.35	\$16.73	\$18.80	\$22.18	\$26.33	\$31.27
1"	\$10.55	\$11.80	\$14.20	\$16.87	\$20.20	\$23.77	\$28.25	\$33.82	\$39.78
1 1/2"	\$18.80	\$18.20	\$18.20	\$22.60	\$22.70	\$28.37	\$30.39	\$34.88	\$41.18
2"	\$20.87	\$24.75	\$26.42	\$34.60	\$41.48	\$48.25	\$56.47	\$65.45	\$70.43
3"	\$29.17	\$34.00	\$41.81	\$49.51	\$57.33	\$66.80	\$77.79	\$89.34	\$102.07
% Increase		18.7%	18.7%	18.7%	18.7%	18.7%	18.7%	18.7%	18.7%

Watson

2016-2017 Customer Bill Impacts (Municipal Water and Wastewater Services)

2016 - 2017 Annual Water and Wastewater Bill Impacts (\$)

Customer Type	Water Consumption (m ³ /Year)	Meter Size	Area	Current Rate	Proposed 2017 Rate Structure				
					Alternative 1 - Area-Specific	Alternative 2 - Uniform	Alternative 3 - Uniform with Base Charge (60%)		
Residential Unit (Small) High Density	118	2 inch	Long Beach Inglewood	88	511	389	389	389	389
Residential Unit (Small)	115	1/2 inch	Long Beach Inglewood	91	311	483	389	389	389
Residential Unit (Medium)	203	3/4 inch	Long Beach Inglewood	171	524	688	389	481	674
Residential Unit (Large)	344	1 inch	Long Beach Inglewood	281	838	1,117	1,000	841	1,100
Non-Residential (Average)	698	1 1/2 inch	Long Beach Inglewood	521	1,517	1,019	1,019	841	1,100
Total	1,223,823				3,264,212	2,824,212	2,824,212	2,824,212	2,824,212

Average residential consumption of 118,000
* Non-Residential Bill amount based on average 2015 sewer area bill per acre per residential acre-foot.



2016-2017 Customer Bill Impacts (Only Municipal Water Services)

2016 - 2017 Annual Water Bill Impacts (\$)

Customer Type	Water Consumption (m ³ /Year)	Meter Size	Area	Current 2016 Rate	Proposed 2017 Rate Structure		
					Alternative 1 - Area-Specific	Alternative 2 - Uniform	Alternative 3 - Uniform with Base Charge (60%)
Residential Unit (Small) High Density	118	2 inch	Long Beach / Inglewood St. Andrews West / Huntington	91	101	110	91
Residential Unit (Small)	115	1/2 inch	Long Beach / Inglewood St. Andrews West / Huntington	91	101	110	91
Residential Unit (Medium)	203	3/4 inch	Long Beach / Inglewood St. Andrews West / Huntington	171	181	190	171
Residential Unit (Large)	344	1 inch	Long Beach / Inglewood St. Andrews West / Huntington	281	291	300	281
Non-Residential (Average)	698	1 1/2 inch	Long Beach / Inglewood St. Andrews West / Huntington	521	531	540	521



2025 Customer Bill Impacts (Municipal Water and Wastewater Services)

2025 Annual Water and Wastewater Bill Impacts (\$)

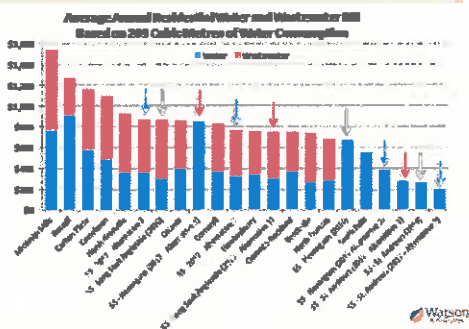
Customer Type	Water Consumption (m ³ /Year)	Meter Size	Area	Rate Structure		
				Alternative 1 - Area-Specific	Alternative 2 - Uniform	Alternative 3 - Uniform with Base Charge (60%)
Residential Unit (Small) High Density	116	2 inch	Long Beach Inglewood	627	700	880
Residential Unit (Small)	116	1/2 inch	Long Beach Inglewood	627	700	880
Residential Unit (Medium)	203	3/4 inch	Long Beach Inglewood	1,387	1,574	1,989
Residential Unit (Large)	344	1 inch	Long Beach Inglewood	2,383	2,699	3,389
Non-Residential (Average)	672,828			1,488,376	1,678,175	1,922,072



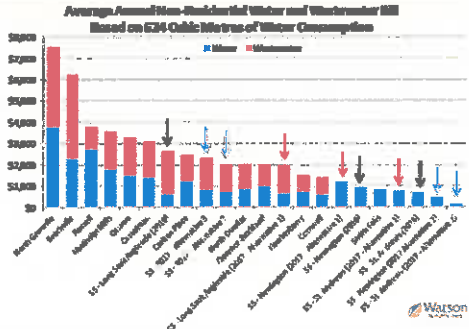
2025 Customer Bill Impacts (Only Municipal Water Services)

Customer Type	Water Consumption (cu/Year)	Meter Size	Area	Rate Structure		
				Alternative 1 Area-Specific	Alternative 2 - Uniform	Alternative 3 - Uniform with Base Change (0%)
Residential Unit (Small) High Density	110	2 inch	Long South / Inlands	153	171	148
			St. Andrews West	233	171	148
			Newington	1,281	410	410
Residential Unit (Small)	116	3/8 inch	Long South / Inlands	153	171	254
			St. Andrews West	233	171	254
			Newington	1,281	410	410
Residential Unit (Medium)	236	5/8 inch	Long South / Inlands	340	381	420
			St. Andrews West	519	381	420
			Newington	1,281	410	410
Residential Unit (Large)	344	5/8 inch	Long South / Inlands	463	528	528
			St. Andrews West	522	528	528
			Newington	1,281	410	410
Non-Residential (avg. age)	524	2 inch	Long South / Inlands	120	92	871
			St. Andrews West	1,256	921	871
			Newington	1,022	616	616

Municipal Comparison – Residential



Municipal Comparison – Non-Residential



Next Steps

- ❑ Council to consider water and waster rate structures presented herein and provide preferred rate structure recommendation
- ❑ Present final water and wastewater rate study report to rate payers at public meeting of Council



**Planning and Development
Key Information Report
April 4, 2016**



Subject

Part Lot Control
Owner – NEWELL & GRANT BROWN LTD.
Various Roll Nos.
Eleanor Drive and Part of Barry Street
Geographic Township of Cornwall

Background

The applicant received Subdivision Approval on February 14, 2013 for an 82 lot subdivision in Long Sault called Chase Meadows. The owner is developing the subdivision in 4 phases. Phases 3 and 4 include all of Eleanor Drive and part of Barry Street, connecting the subdivision to the neighbouring subdivision on Barnhart Drive.

The applicant wishes to reconfigure the lots in order to achieve a more buildable lot area on the corner lots, which would eliminate 3 lots in total. Some of the lots on the East side of Eleanor Drive will continue to be available for those looking to erect a semi-detached dwelling.

The lot grading plan is required to be modified in order to accommodate the changes to the lot sizes. Zoning changes may be required, although the by-law allows for some technical adjustments without the need for an amendment. The securities will also need to be adjusted based on the revised lot configuration, and re-registered on the new lots.

Part Lot Control falls under Section 50 (7) of the *Planning Act*. By passing the part lot control by-law, the applicant can reconfigure the lots without going through the severance or subdivision process again. The United Counties are the approval authority of any Part Lot Control By-law passed by the Township.

Comments/Observations

Staff have had a number of conversations and met with County Planning staff, the applicant's lawyer Ted Castle, Josh Eamon P.Eng. of WSP Inc., Kim Adams O.L.S. and both Grant and Newell Brown. The applicants have requested that the concept be brought to Council for discussion prior to the by-law being brought forward, due to the numerous changes required and potential for high legal and other professional fees.

The overall concept is to consolidate lots and adjust lot boundaries in order to have more room for optimal building envelopes and improved grading. The applicant is proposing to reconfigure the lots with reference plan and an overall grading plan for the entire new lot configuration, rather than individual part lot control applications for each lot.

Staff's potential concerns with the proposal include:

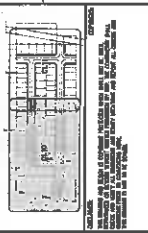
- Creating complicated legal descriptions which can give more opportunity for error through development and property purchases (e.g. Part of Lots 1 and 2, Registered Plan M52-29, being Parts 7 and 8 on Reference Plan 15R-XXXX)
- Ensuring securities on properties held by the Township are transferred to adjacent lots according to the Subdivision Agreement.
- There may be a need to amend the Subdivision Agreement.

Josh Eamon P. Eng. has provided a new lot grading plan for all affected lots that is being reviewed by staff.

A by-law with a Registered Plan will be coming forward.

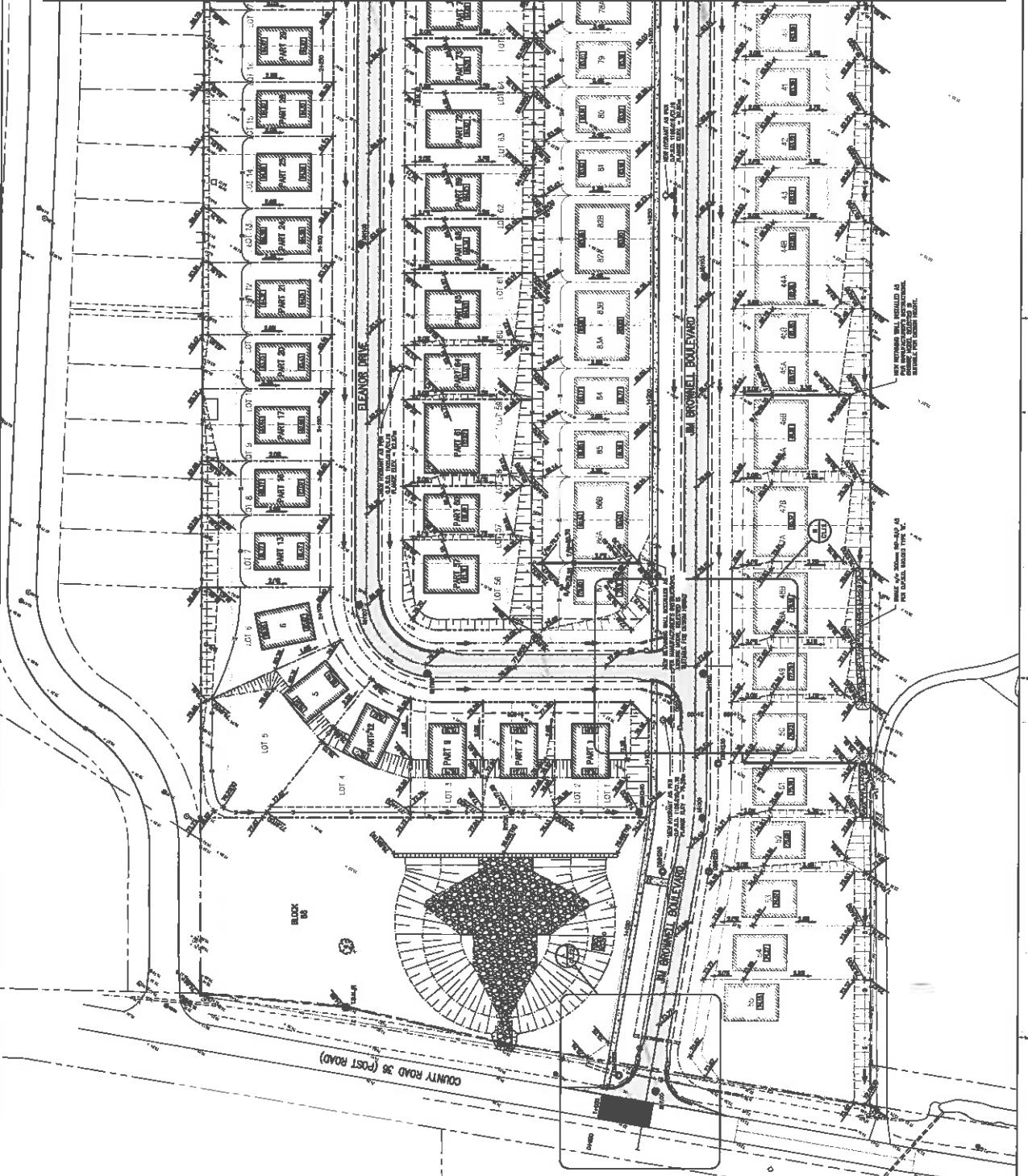
Prepared by: Stephanie Morin, Planning Technician

Submitted by: Peter Young RPP, MCIP, Director of Planning/EDO



1	DETAILED PLAN ISSUED FOR PART LOT CONTROL	02-1818-00	30/11/2011
2	AS SHOWN ON THIS PLAN AND CONTROL POINTS		
3	CONSTRUCTION POINTS		
4	PROPERTY LINES		
5	ROADS		
6	UTILITY LINES		
7	TEMPORARY BENCH MARKS		
8	LOT DIMENSIONS		
9	PROPERTY CORNER POINTS		
10	PROPERTY AREA		
11	PROPERTY PERIMETER		
12	PROPERTY CENTERLINE		
13	PROPERTY BOUNDARY		
14	PROPERTY CORNER		
15	PROPERTY CENTER		
16	PROPERTY PERIMETER		
17	PROPERTY CENTERLINE		
18	PROPERTY BOUNDARY		
19	PROPERTY CORNER		
20	PROPERTY CENTER		

NOTES:
1. CONTRACTOR TO VERIFY LOCATION OF ALL MARKED POINTS PRIOR TO START OF CONSTRUCTION.
2. PROPERTY LINES ARE SHOWN BY THE CENTERLINE OF THE ROAD.
3. PROPERTY CORNER POINTS ARE SHOWN BY THE CORNER POINTS OF THE ROAD.
4. ALL DIMENSIONS SHALL BE AS SHOWN ON THIS PLAN.
5. THE PROPERTY LINES AND PROPERTY CORNER POINTS ARE SHOWN BY THE CENTERLINE OF THE ROAD.
6. THE PROPERTY CORNER POINTS ARE SHOWN BY THE CORNER POINTS OF THE ROAD.
7. ALL DIMENSIONS SHALL BE AS SHOWN ON THIS PLAN.
8. THE PROPERTY LINES AND PROPERTY CORNER POINTS ARE SHOWN BY THE CENTERLINE OF THE ROAD.
9. THE PROPERTY CORNER POINTS ARE SHOWN BY THE CORNER POINTS OF THE ROAD.
10. ALL DIMENSIONS SHALL BE AS SHOWN ON THIS PLAN.
11. THE PROPERTY LINES AND PROPERTY CORNER POINTS ARE SHOWN BY THE CENTERLINE OF THE ROAD.
12. THE PROPERTY CORNER POINTS ARE SHOWN BY THE CORNER POINTS OF THE ROAD.
13. ALL DIMENSIONS SHALL BE AS SHOWN ON THIS PLAN.
14. THE PROPERTY LINES AND PROPERTY CORNER POINTS ARE SHOWN BY THE CENTERLINE OF THE ROAD.
15. THE PROPERTY CORNER POINTS ARE SHOWN BY THE CORNER POINTS OF THE ROAD.
16. ALL DIMENSIONS SHALL BE AS SHOWN ON THIS PLAN.
17. THE PROPERTY LINES AND PROPERTY CORNER POINTS ARE SHOWN BY THE CENTERLINE OF THE ROAD.
18. THE PROPERTY CORNER POINTS ARE SHOWN BY THE CORNER POINTS OF THE ROAD.
19. ALL DIMENSIONS SHALL BE AS SHOWN ON THIS PLAN.
20. THE PROPERTY LINES AND PROPERTY CORNER POINTS ARE SHOWN BY THE CENTERLINE OF THE ROAD.
21. THE PROPERTY CORNER POINTS ARE SHOWN BY THE CORNER POINTS OF THE ROAD.



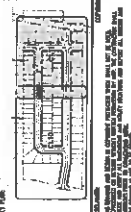


1514 MIDWAY AVENUE
 CHICAGO, ILL. 60647
 PHONE 312-567-4100
 WWW.WSP.COM



NEWELL AND GRANT BROWN LTD.

CHASE MEADOWS SUBDIVISION
 PHASE III(JULY 87)



DATE: 7/7/87
 DRAWN BY: [Name]
 CHECKED BY: [Name]

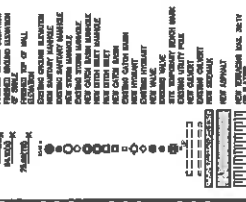
NO.	REVISION	DATE
1	ISSUED FOR PART LOT CONTROL	7/7/87

SCALE: AS SHOWN
 SHEET NO. SK-2
 TOTAL SHEETS: 1

PARTIAL SITE GRADING PLAN
 ISSUED FOR PART LOT CONTROL.

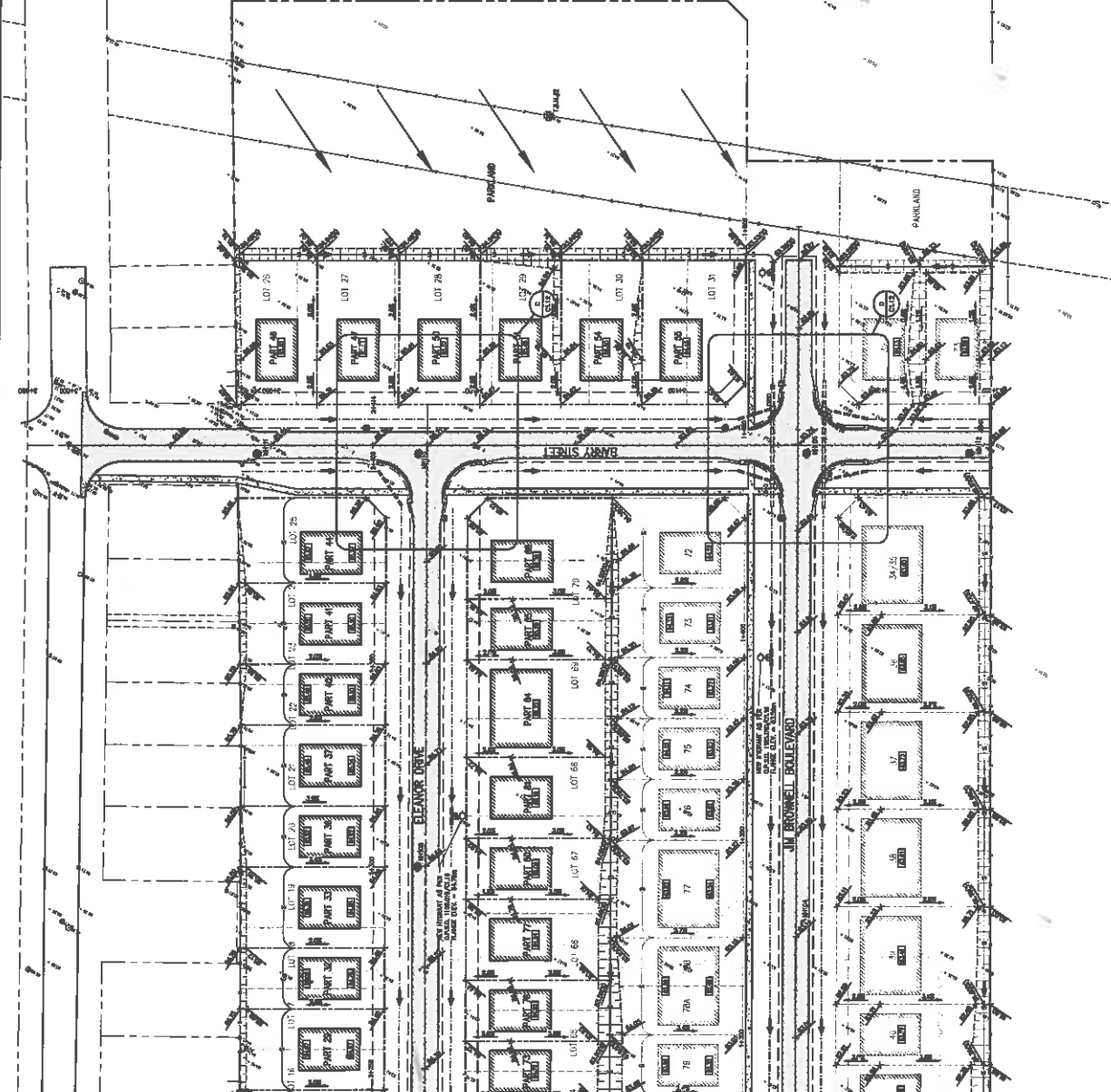
NOTES:
 1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
 2. ELEVATIONS ARE TO FINISH GRADE UNLESS OTHERWISE INDICATED.
 3. EXISTING ELEVATIONS ARE TO BE OBTAINED FROM THE CITY ENGINEER'S RECORD DRAWINGS.
 4. ALL EXISTING UTILITIES TO BE DELETED UNLESS OTHERWISE INDICATED.
 5. ALL NEW UTILITIES TO BE INSTALLED AS SHOWN.
 6. ALL UTILITIES TO BE INSTALLED AT A MINIMUM OF 18" COVER.
 7. ALL UTILITIES TO BE INSTALLED AT A MINIMUM OF 18" COVER.
 8. ALL UTILITIES TO BE INSTALLED AT A MINIMUM OF 18" COVER.

LEGEND:
 [Symbol] EXISTING PROPERTY LINE
 [Symbol] PROPOSED PROPERTY LINE
 [Symbol] EXISTING ELEVATION
 [Symbol] PROPOSED ELEVATION
 [Symbol] EXISTING CURB
 [Symbol] PROPOSED CURB
 [Symbol] EXISTING SIDEWALK
 [Symbol] PROPOSED SIDEWALK
 [Symbol] EXISTING DRIVE
 [Symbol] PROPOSED DRIVE
 [Symbol] EXISTING STREET LIGHT
 [Symbol] PROPOSED STREET LIGHT
 [Symbol] EXISTING SIGN
 [Symbol] PROPOSED SIGN
 [Symbol] EXISTING FENCE
 [Symbol] PROPOSED FENCE
 [Symbol] EXISTING UTILITY
 [Symbol] PROPOSED UTILITY
 [Symbol] EXISTING TREE
 [Symbol] PROPOSED TREE
 [Symbol] EXISTING PLANTING
 [Symbol] PROPOSED PLANTING



NO.	REVISION	DATE
1	ISSUED FOR PART LOT CONTROL	7/7/87

SCALE: AS SHOWN
 SHEET NO. SK-2
 TOTAL SHEETS: 1



REFERENCE LINE (SEE DRAWING C1.10 FOR CONTINUATION)

DATE: 7/7/87
 DRAWN BY: [Name]
 CHECKED BY: [Name]

NO.	REVISION	DATE
1	ISSUED FOR PART LOT CONTROL	7/7/87

SCALE: AS SHOWN
 SHEET NO. SK-2
 TOTAL SHEETS: 1

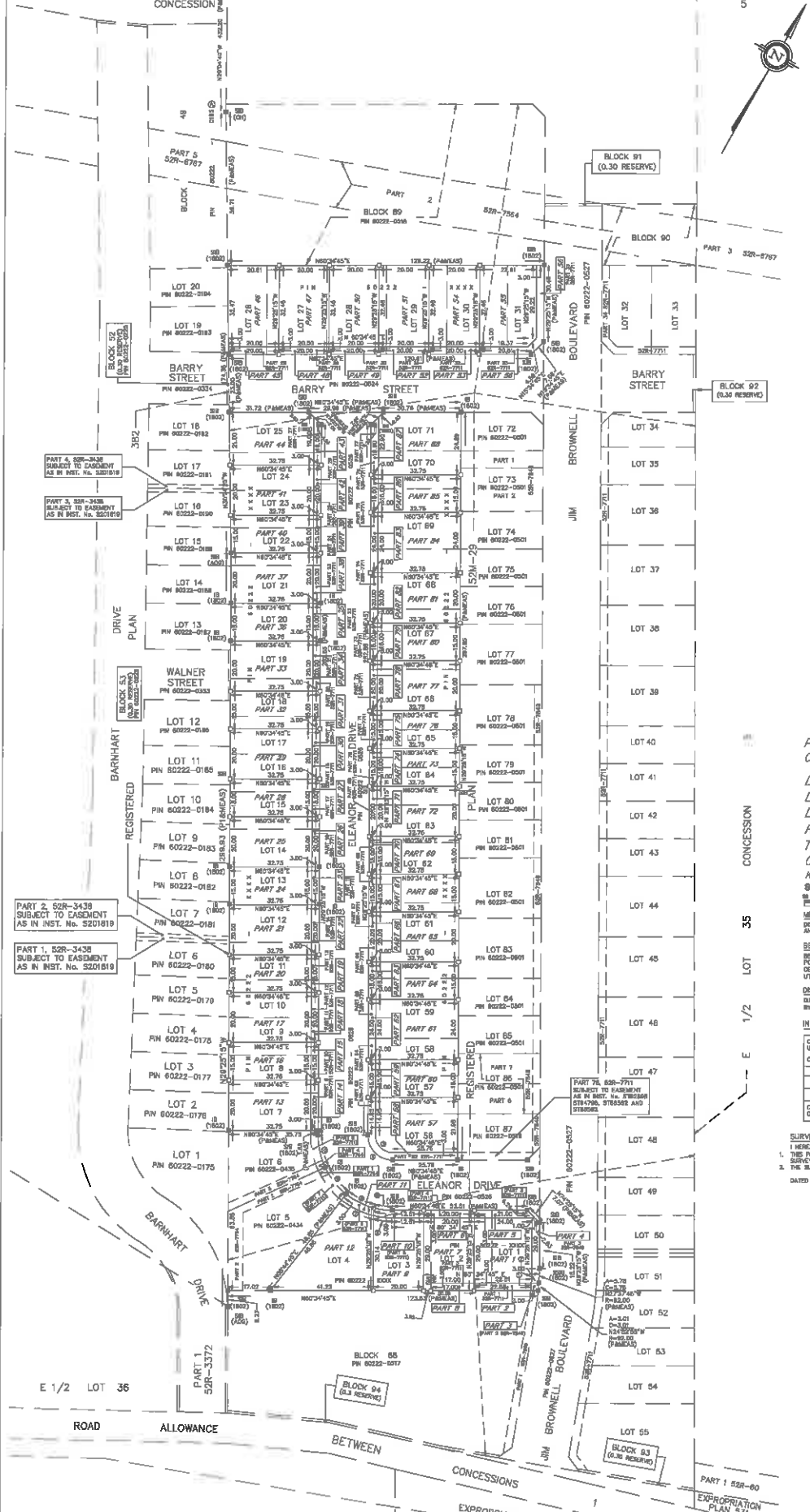
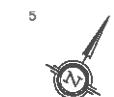
I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

PLAN 52R-_____ RECEIVED AND DEPOSITED _____ 20__

KIM C. ADAMS
ONTARIO LAND SURVEYOR

REPRESENTATIVE FOR LAND TITLES DIVISION OF STORMONT No. 52

SCHEDULE			
PART	PART OF LOT	REGISTERED PLAN	ALL OF PIN AREA (SQ.M.)
		52R-39	6022-500X
		52R-29	6022-500X
		52R-29	6022-500X



PLAN OF SURVEY OF
LOTS 1 TO 4 INCLUSIVE AND
LOTS 7 TO 31 INCLUSIVE AND
LOTS 56 TO 71 INCLUSIVE
REGISTERED PLAN 52R-29
TOWNSHIP OF SOUTH STORMONT
COUNTY OF STORMONT, ONTARIO
K. ADAMS SURVEYING LTD., 2016

Scale 1:750

METRIC
DIMENSIONS AND COORDINATES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARING NOTE:
BEARINGS ARE WITH GRID, DERIVED FROM OBSERVED REDUCED POINTS TO U.S. BROWN HORIZON BY REAL-TIME NETWORK (RTN) OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 18 U (NAD 83) DATUM 83 (1983), (1983).

DISTANCE NOTE:
DIMENSIONS ON THIS PLAN ARE GIVEN AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A CORRECTED SCALE FACTOR OF 0.9999934525.

INTERSECTION DATA:

COORDINATES WERE DERIVED FROM REAL-TIME NETWORK OBSERVATIONS USING THE CAN-NET NETWORK UTM, ZONE 18, NAD83 (2011), (1997.0)
COORDINATES TO METRIC AGGRAVARY PER SEC 14(2) OF 0.160 216/10
OSP NORTHING EASTING
① 667771.0 60000.0
② 667771.0 60000.0

COORDINATES SHOWN IN THIS PLAN ARE TO BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT:
1. THIS PLAN AND SURVEY ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYS REGULATION AND THE LAND TITLES ACT AND THE REGULATIONS MADE THEREUNDER.
2. THE SURVEY WAS COMPLETED ON THE 15th DAY OF FEBRUARY, 2016.
DATED: _____ 2016

KIM C. ADAMS
ONTARIO LAND SURVEYOR

DATE SCHEDULE

PN	PART	DIMENSION	AND	DATE	BEARING
①	3	30.00	X	X	X
②	4	30.00	X	X	X
③	5	30.00	X	X	X
④	6	30.00	X	X	X
⑤	7	30.00	X	X	X
⑥	8	30.00	X	X	X
⑦	9	30.00	X	X	X
⑧	10	30.00	X	X	X
⑨	11	30.00	X	X	X
⑩	12	30.00	X	X	X
⑪	13	30.00	X	X	X
⑫	14	30.00	X	X	X
⑬	15	30.00	X	X	X
⑭	16	30.00	X	X	X

LEGEND & NOTES BY APPLICABLE
 DENOTES FOUND MONUMENTS
 DENOTES SET MONUMENTS
 DENOTES IRON BAR
 DENOTES STAINLESS STEEL BAR
 DENOTES SHORT STAINLESS IRON BAR
 DENOTES WITNESS
 DENOTES OBSERVED REFERENCE POINT
 DENOTES UNDISCOVERED REFERENCE POINT
 DENOTES OBSERVED REFERENCE POINT
 DENOTES REGISTERED PLAN 52R-39
 DENOTES PLAN 52R-7581
 DENOTES LIMITS OF LOTS SHOWN ON PLAN 52R-29

FROM THE OFFICE OF
K. ADAMS SURVEYING LTD.
INGLEWOOD, ONTARIO
TEL: (416) 537-3088 FAX: (416) 537-3197
E mail: kfoodams@bell.net

Key Information Report
April 4, 2016



Subject

St. Andrews Community Centre Committee Presentation

Background

On behalf of the above noted committee, Chair Mr. Earle DePass made a presentation at the regular Council meeting of March 23, 2016.

This item is before Council to receive further input with the anticipation of presenting a report at an upcoming regular public meeting.

Comments and Observations

Based on the presentation, the purpose of which was to encourage "Council to build a replacement Community Centre close to the time the new St. Andrews West fire station is built, to explain why it makes good sense to do this, to establish communications to achieve".

Staff offer the following comments:

1. We confirm that 2 letters of support were received at the municipal office on February 1, 2016; these include, the Catholic Women's League and the Knights of Columbus. Their letters respectively state, ".St. Andrews West is a vibrant and growing community. Residents wishing to hold functions such as bridal and baby showers, birthday and anniversary parties and Christmas and other special celebrations are required to rent facilities outside their community. It is my understanding that our present fire hall does not meet current requirements therefore I am requesting that our council consider building a replacement with a community hall attached. Our area is lacking of such a facility and would certainly make excellent use of it..."

And "...It has been brought to our attention that a new Fire Hall is required for St. Andrews; therefore, I'm requesting the Township also consider a Community Use Facility. All we have to do is look at the success of the hall attached to the new municipal office in Long Sault and to our neighbouring municipality in the village of Martintown, for the demand for such a use. The proposed location of the new fire hall, in conjunction with a community centre, is close proximity to other services (i.e. pool, tennis court) and could benefit from a community facility. I have the full support of our 95 members of the Knights of Columbus, St. Andrew Council 10416 on this request..."

2. Staff will re-evaluate the federal funding announcements with the MP's office to ascertain the probability of grants being available for building infrastructure. Our understanding is that the focus of the funding is for public transit (not applicable to South Stormont), improvements to water distribution and treatment infrastructure, affordable housing, and infrastructure climate resilience. As noted by AMO, "Projects will balance local and regional scope, with national, economically strategic projects."
3. Pursuant to By-law No. 2012-006, Council authorized the purchase of land in St. Andrews West, "...to allow for the building of future infrastructure."
4. August 2014, Community Services Committee meeting minutes indicate,
"AFC Wheeler provided an overview of the potential project. Plans of a neighbouring fire hall (Martintown) were circulated as a sample of what could be. Members reviewed anticipated costs and budget consideration for the project. Discussion also included a community hall, what groups would use a community hall, the Recreation Master Plan and partnering with the Knights of Columbus to operate a hall."
5. Council received the South Stormont Fire Master Plan (FMP) on February 17, 2016 with the intention of replacing the current St. Andrews West Fire Station in 2016. Previous Fire Building Reserves in the amount of \$560,000 plus additional monies for a total of \$960,000 was approved in principle for the 2016 corporate budget.
6. Staff is gathering the data to support rentals. As a quick review, it appears the 2015 rental use for the current facility is low; senior fit classes two times per week (September to December) and a few other private functions. In the past municipal and federal elections (once every 4 years) have utilized the St. Andrews West Fire Station. We are not aware of any demands for rentals in St. Andrews. Question: where are the groups such as 4-H, Boys Scouts, seniors' group, as identified in the presentation, currently meeting?
7. The Catholic priest recently made the township aware of their facility in St. Andrews West and its availability for rental space should it be required. As there is no requirement, this venue has not been pursued to-date.
8. The current fire station is not accessible, however provisions to ensure accessibility will be addressed in the construction of the new facility.
9. We confirm that the St. Andrews West Library does not conform as accessible however this is an exception due to the Heritage Act. Recently the township received concerns from local citizens about library hours and closure time, etc. This matter is earmarked for further discussion going forward.

10. There are several articles and examples of pros and cons to a community centre co-existing with a fire station. The South Stormont FMP identified particular areas of concern and risks. Staff is of the opinion that community centre co-existence should be assessed on a community by community basis. Nonetheless, the fire station priorities must address fire needs first which include meeting and training space.
11. The building will be built as post disaster and meet all accessible requirements as a public facility. A Class D estimate can confirm building costs.
12. The presentation noted that, "Groups are willing to raise funds to help with this!" From a community perspective, the township has experienced successful fund raising efforts for the Long Sault Splash Pad and the Ingleside Library expansion projects.
13. The committee established is Chair DePass, St. Andrews West Firefighters Association (not incorporated), Bryan McGillis, Stephen Maloney, Ray Beauregard, Mary MacDonald, Jos van Diepen and Joanna Tessier. The committee requested the formation of a joint working group with Council, staff and community leaders in addition to a follow up meeting (date, method?).
14. Information pertaining to the mandate of the St. Andrews West Firefighters Association is being pursued. Although the township has issued lottery licences for fundraising purposes, the required eligibility documentation is outstanding.
15. The petition received on March 23, 2016 is provided under separate cover for your review.

**Finance Department
Key Information Report
April 4, 2016**



Subject
2016 Budget.

Background

At the February 8, 2016 Budget meeting, Council approved in principle a tax rate of 0.418073 %. In addition to an average annual township tax increase of \$ 29.35 (refer to attached), this tax rate provides the township with an additional \$ 63,662 in tax dollars.

Comments/Observations

The changes approved in principle included:

- Increasing donations for the Ingleside Firefighter Challenge and the Hall of Fame by \$ 1,000 each and removing financial support for the Stormont County Fair – net effect of \$ 1,500.
- Purchase of the Hydro Vac Trailer to come from the vehicle/equipment replacement account - \$ 90,000 shared between general taxes, water and sewer users.
- Reducing the funds required from Working Capital Reserves for road reconstruction.

Some additional changes are recommended:

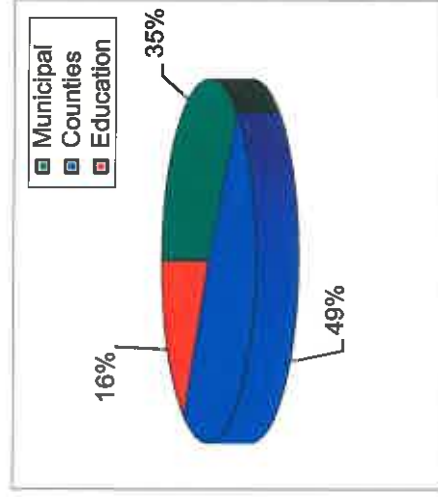
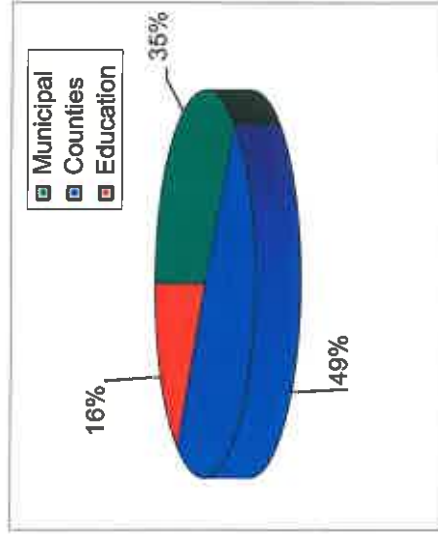
- Insurance - \$ 17,000 less is required for insurance premiums.
- Increase Capital – Buildings by \$ 3,000 to include further requirements for building renovations and sound system.
- Increasing utilities accounts for the arena, street lights, and water and sewer plants to reflect revised projected electricity costs based on actual costs incurred for the first 2 months of 2016 over the same period last year.
- Reduce the amount required for road reconstruction by \$ 17,728 to reflect updated information.

At the February 8, 2016 meeting staff proposed to transfer \$ 205,000 from Working Capital Reserves to apply to the reconstruction of Dixon Road. Upon implementing the above changes, the amount required is \$ 110,000; a reduction of \$ 95,000.

All of the changes noted above are shown on the attached updated tables.

PROPOSED BUDGET IMPACT ON AVERAGE RESIDENTIAL SINGLE FAMILY PROPERTY April 4, 2016

	2015 Taxes Based on \$ 199,000 Assessment		2016 Proposed Taxes Based on \$ 199,000 Assessment (current ratio)			2016 Proposed Taxes Based on \$ 208,800 Assessment			
	Tax Rate	Amount	Tax Rate	Amount	% of Increase	Tax Rate	Amount	% of Increase	Dollar Difference
Municipal	0.423911%	\$ 843.58	0.418073%	\$ 831.97	-1.38%	0.418073%	\$ 872.94	3.48%	\$ 29.35
Counties	0.601800%	\$ 1,197.58	0.585800%	\$ 1,165.74	-2.66%	0.585800%	\$ 1,223.15	2.14%	\$ 25.57
Education	0.195000%	\$ 388.05	0.195000%	\$ 388.05	0.00%	0.195000%	\$ 407.16	4.92%	\$ 19.11
Total	1.220711%	\$ 2,429.21	1.198873%	\$ 2,385.76		1.198873%	\$ 2,503.25		



Note: Education tax rates are not confirmed for 2016; the 2015 Education rate is used for this illustration.

**Residential Tax Rates with
Percentage Increase (Decrease)
From 2011 to 2016 Proposed**

	2011		2012		2013		2014		2015		2016 Proposed	
	Tax Rate	%age Increase (Decrease)	Tax Rate	%age Increase (Decrease)	Tax Rate	%age Increase (Decrease)	Tax Rate	%age Increase (Decrease)	Tax Rate	%age Increase (Decrease)	Tax Rate	%age Increase (Decrease)
Township	0.409390%	1.56%	0.415784%	-0.90%	0.412023%	0.00%	0.412023%	0.00%	0.423911%	2.89%	0.418073%	-1.38%
County	0.661800%	-1.36%	0.652800%	-2.76%	0.634800%	-3.25%	0.614200%	-4.25%	0.601800%	-2.02%	0.585800%	-2.66%
School Board	0.231000%	-4.33%	0.221000%	-4.07%	0.212000%	-4.07%	0.203000%	-4.25%	0.195000%	-3.94%	0.195000%	0.00%
Totals	1.302190%	-0.97%	1.289584%	-2.39%	1.258823%	-2.35%	1.229223%	-2.35%	1.220711%	-0.69%	1.198873%	-1.79%

**Budgeted Revenue from Taxation with
Percentage Increase (Decrease)
For 2011 to 2016 Proposed**

	2011		2012		2013		2014		2015		2016 Proposed	
	Revenue from Taxes	%age Increase (Decrease)	Revenue from Taxes	%age Increase (Decrease)	Revenue from Taxes	%age Increase (Decrease)	Revenue from Taxes	%age Increase (Decrease)	Revenue from Taxes	%age Increase (Decrease)	Revenue from Taxes	%age Increase (Decrease)
Township	4,061,870	7.44%	4,364,249	6.87%	4,664,044	6.87%	4,960,706	6.36%	5,454,976	9.96%	5,729,220	5.03%
County	6,566,334	4.35%	6,852,109	4.87%	7,185,849	4.87%	7,394,696	2.91%	7,744,158	4.73%	8,027,766	3.66%
School Board	3,424,242	-1.77%	3,363,671	3.63%	3,485,892	3.63%	3,542,370	1.62%	3,626,364	2.37%	3,843,080	5.98%
Totals	14,052,446	3.75%	14,580,029	5.18%	15,335,785	5.18%	15,897,772	3.66%	16,825,498	5.84%	17,600,066	4.60%

Note: Education tax rates are not confirmed for 2016. 2015 Education rates used for 2016.